



MERCHANDISE CONCEPT PLAN

EXISTING TO REMAIN (approximate)			
<div></div>	HUGHES H.S.	400,000 gsf	
<div></div>	OFFICE	unknown	
<div></div>	RELIGIOUS, ETC	32,674 gsf	
<div></div>	RETAIL excludes shop, center	41,825 gsf	
<div></div>	FOOD	52,625 gsf	
<div></div>	HOUSING	unknown	

PROPOSED ADDITIONAL (approximate)			
<div></div>	CULTURAL	17,000 gsf	
<div></div>	OFFICE	± 100,000 gsf	
<div></div>	CINEMA/HOTEL	140,000 gsf	
<div></div>	PARK SPACE	48,750 gsf	
<div></div>	RETAIL	157,500 gsf	
<div></div>	FOOD	54,500 gsf	
<div></div>	HOUSING	± 700 units (1100) beds	

The above merchandise plan is a representational scheme which indicates how the local retail shops could integrate with the larger regional retail stores, office and entertainment uses.

Conceptually, restaurants could be grouped around open spaces and major corners. The larger regional stores would be located near the epicenter of the spine drawing customers from either end of the District. Speciality retail stores would be sprinkled along Calhoun Street and McMillan Street to create a lively, interesting experience as one strolls down the streets.

Entertainment/hospitality uses could be concentrated at the eastern end of the spine which creates a gateway into the District. The essence of a successful urban street is the mix of uses and patterns. Offices, institutional and residential would be located above ground level retail. Although the plan allows for flexibility in the distribution of uses, the mass of retail needs to be maintained to achieve a successful District.